

# WIRRAL COUNCIL

CABINET 19 JUNE 2014

<b>SUBJECT:</b>	<b><i>STRATEGIC ASSET MANAGEMENT PLAN</i></b>
<b>WARD/S AFFECTED:</b>	<b><i>ALL</i></b>
<b>REPORT OF:</b>	<b><i>ASSISTANT CHIEF EXECUTIVE AND DIRECTOR OF UNIVERSAL &amp; INFRASTRUCTURE SERVICES</i></b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b><i>CLLR ADRIAN JONES</i></b>
<b>KEY DECISION?</b>	<b><i>YES</i></b>

## **1.0 EXECUTIVE SUMMARY**

- 1.1 This report provides members with a strategy document that has been developed to guide the Council's future strategic property decisions and to inform the more detailed asset management strategies of Council Services.
- 1.2 The Strategic Asset Management Plan gives details of key asset priorities and the implementation plan to deliver these priorities from 2014-2017.
- 1.3 The Plan will be supplemented by detailed and specific strategies, which will be published separately and monitored in line with local and national benchmarking.

## **2.0 BACKGROUND AND KEY ISSUES**

- 2.1 As highlighted in the Cabinet report in November 2013, the financial challenges facing the Council require efficiencies in all areas. It is essential that the Council realises efficiencies from its estate, generates capital receipts, and has a clear plan for future accommodation needs across the borough, as the size of its workforce decreases.
- 2.2 Previous asset reviews gave a framework for the management of buildings, assets and land and there have been a number of positive outcomes from this such as Community Asset Transfer and a range of capital receipts have been generated. Since May 2013 the new Asset Management structure has brought focus to Council Facilities Management and Asset Management roles.
- 2.3 In January 2013 an Internal Audit report highlighted a number of "high priority" recommendations including the need to produce a clear Asset Management Plan/Strategy. The attached Strategic Asset Management Plan has addressed these recommendations and provided a platform for other related asset policies and strategies to be reviewed and updated as required.

2.4 It is acknowledged that supporting strategy and policy documents relating to asset management are required to support the Strategic Asset Management Plan, these are highlighted in part 2 of the plan and will be reviewed, updated and shared across the Council, with partners and other interested parties as required.

### **3.0 RELEVANT RISKS**

3.1 The absence of a Strategic Asset Management Plan would severely impact on service delivery as follows:

- The Council fails to generate essential capital receipts necessary to the continuation of Authority services and the setting of a legal budget.
- Funding in support of front-line services is vulnerable as the Council is unable to release funds from sale of assets to re-invest in the Council's highest priorities.
- Lack of dedicated attention has a detrimental effect on the quality of service the Council can provide to local communities because they will run the risk of:
  - Wasting money on assets that are not required to meet service needs or are unnecessarily costly to run
  - Not serving the public well because buildings are of poor physical quality or make services difficult to access
  - Missing opportunities to share property with other public agencies which would otherwise increase customer convenience.
- The Council has no strategic focus for the property estate which has wide ranging implications in respect of inter-dependant disciplines, given that Asset Management enables the delivery of other corporate goals and outcomes e.g. investment and housing. This will have a detrimental impact on economic growth and regeneration by reducing stimulus in job creation and the housing market.

### **4.0 OTHER OPTIONS CONSIDERED**

4.1 Internal Audit recommendations to update the previous Asset Management Plan (2008-11).

4.2 Options for land and buildings are considered on a case by case basis and will be informed by the direct strategies listed in the Strategic Asset Management Plan.

### **5.0 CONSULTATION**

5.1 As part of the whole asset review process a range of consultations will be undertaken

- staff, when considering office rationalisation
- community and partners, when undertaking area reviews
- secretary of state, when disposing of education buildings and/or playing fields

## **6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

6.1 Where voluntary, community and faith groups use Council assets under consideration they will be fully consulted as part of the asset review process. Where appropriate and feasible, it is proposed to continue the successful Community Asset Transfer programme.

## **7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

- 7.1 The value of the Council estate at February 2014 was estimated at £487m.
- 7.2 IT implications are significant and will be assessed and dealt with as part of the project management of specific changes, rationalisation and disposal of the assets. The introduction of a new asset management system for all asset data (due late 2014) will significantly improve asset knowledge, quality of data and the ability to share information.
- 7.3 No direct staffing implications, any changes to ways of working for staff will be discussed with HR and unions.
- 7.4 Asset implications are dealt with within the attached Strategic Asset Management Plan.

## **8.0 LEGAL IMPLICATIONS**

8.1 None arising directly from this report. Individual disposals and development decisions will require legal advice and will need to comply with statutory constraints.

## **9.0 EQUALITIES IMPLICATIONS**

9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

(a) Yes and impact review is attached - <http://www.wirral.gov.uk/downloads/6342>

## **10.0 CARBON REDUCTION IMPLICATIONS**

- 10.1 Proposals would reduce Carbon usage and will be taken into consideration when identifying key buildings for retention. Other environmental issues will be dealt with as per planning requirements.
- 10.2 A Climate Change Strategy and Energy & Carbon Reduction Strategy are available as direct strategies written to support the Strategic Asset Management Plan.

## **11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

11.1 Decisions taken under the Strategic Asset Management Plan will be considered within the Council's Unitary Development Plan (UDP) and its associated policies such as: UDP Policy HS4 'New Housing Development' and Policies WM8 & WM9 in the Joint Waste Local Plan; Development Management Policies in the emerging Core Strategy Local Plan; UDP Policies GRE1 & GR1 'The Protection of Urban Green Space'; the National Planning Framework (paragraph 74); Policies CS31/32 in the emerging Core Strategy Local Plan; listed building consents under UDP Policies CH01 and CH1; tree protection in line with UDP Policies GR5, GR7, and Policy CS30 in the emerging Core Strategy Local Plan.

11.2 Community safety implications will be considered as projects are agreed and drawn up.

## 12.0 RECOMMENDATION/S

It is recommended that:

12.1 Cabinet approves the new Council Strategic Asset Management Plan 2014-2017.

## 13.0 REASON FOR RECOMMENDATIONS

13.1 By approving an updated Strategic Asset Management Plan following best practice this will provide the Council with a considered approach to the management of assets going forward.

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## APPENDICES

Appendix 1 Strategic Asset Management Plan 2014-2017

## REFERENCE MATERIAL

### SUBJECT HISTORY (last 3 years)

<b>Council Meeting</b>	<b>Date</b>
<b>Cabinet</b>	<b>7 November 2013</b>
<b>Council Excellence Overview &amp; Scrutiny</b>	<b>12 July 2012</b>
<b>Cabinet</b>	<b>2 February 2012</b>
<b>Council Excellence Overview &amp; Scrutiny</b>	<b>17 November 2011</b>
<b>Council Excellence Overview &amp; Scrutiny</b>	<b>15 September 2011</b>
<b>Council Excellence Overview &amp; Scrutiny</b>	<b>31 January 2011</b>